



City of
WOODSTOCK
Building & Zoning Department
121 W. Calhoun Street
Woodstock, Illinois 60098

phone 815.338.4305
fax 815.334.2267
bandzdept@woodstockil.gov
www.woodstockil.gov

ROOFING REQUIREMENTS

A building permit is not required for the tear-off and re-shingling of a roof unless:

- More than 50% of the sheathing/plywood/underlayment is being replaced; or
- The building is located in the Downtown Business Historic District where special requirements may apply. Contact the City Planner for more information.

GENERAL REQUIREMENTS FOR ROOFING

- If the building being re-roofed is a single-family residence, the occupants may do their own roofing. This does not apply to multi-family structures.
- If a contractor is hired, they must have a valid, current State of Illinois License for Roofing (225 ILCS 335).
- Ice and water shield protection is required as listed per shingle manufacturer's specifications and installation requirements.
- Underlayment, sheathing, and fastening materials and methods must comply with the manufacturer's specification and requirements and with applicable sections of the International Residential Code (for residential structures) and International Building Code (for commercial structures) adopted by the City of Woodstock.
- Individual subdivisions may have special covenants or deed restrictions which pertain to roofing materials and re-roofing activities. These should be verified prior to starting any roofing project.

PERMIT APPLICATION

If a permit is necessary, a completed permit application shall be submitted including the property owner's address and contact information, the cost of construction, contractor's contact information and a copy of the roofer's license.

Permit fees are paid at the time a permit is issued and based on the cost of construction, as follows:

Residential

Construction Value	Fee Amount
• \$0 - 2,000	\$20.00
• \$2,001 - 8,000	\$55.00
• \$8,001 or more	Same as new construction

Non-Residential

• \$0 - 2,000	\$55.00
• \$2,001 - 8,000	\$110.00
• \$8,001 or more	Same as new construction